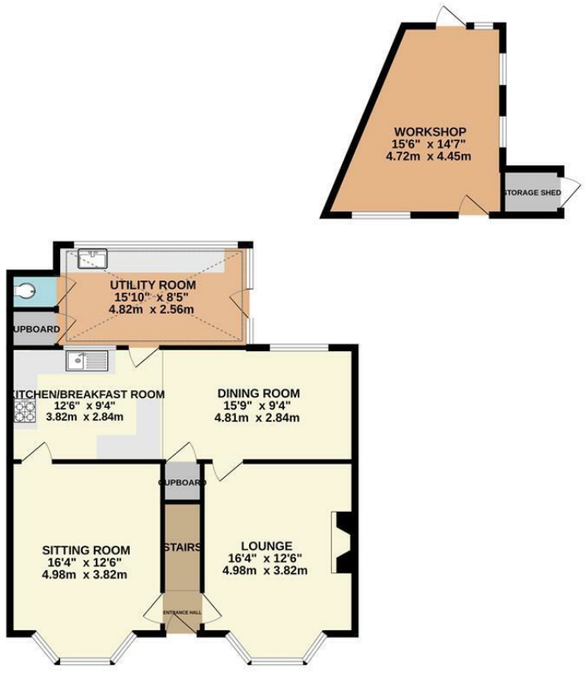
DIRECTIONS

From our Chepstow office proceed along the A48 to the town of Caldicot, proceed along the bypass through two sets of traffic lights and then turn left into Station Road, where following the numbering, you will find the property on your left hand side.

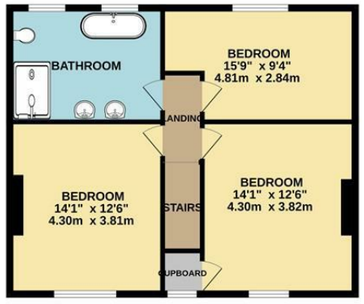
TENURE - FREEHOLD

You are recommended to have this verified by your legal advisors at your earliest convenience.

GROUND FLOOR
1033 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1687 sq.ft. (156.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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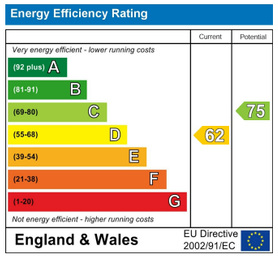
DISCLAIMER
These particulars are intended to give a fair description of the property but accuracy cannot be guaranteed and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. Room sizes should not be relied upon for carpets and furnishing and none of the above appliances/services have been tested by ourselves, we therefore recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

OFFERS
As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the Vendor.

Moon & Co, their clients and any joint agents give notice that:
1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of facts.

2. Any areas are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or consent.





MOON&CO

19 STATION ROAD, CALDICOT, MONMOUTHSHIRE, NP26 4BU

3 1 2 D

£389,950

Sales: 01291 629292
E: sales@thinkmoon.co.uk

This exceptional three bedroom detached period property has been beautifully transformed by the current vendors over the past five years; the beautifully presented property offers a superb balance of period elegance and modern comfort. The property briefly comprises of a sitting room, open plan sociable kitchen/diner, utility room, cloakroom/WC and cosy family room with wood burner to the ground floor. Three double bedrooms and a stunning bathroom complete the first floor accommodation. Outside, to the front is a driveway with parking for two vehicles, and to the rear a private garden with patio area and a workshop which has the potential to become a home office.

The property occupies a pleasant position close to the town centre of Caldicot, which itself boasts an excellent range of facilities to include shops, bars and good schooling. There is also an excellent rail service from Caldicot train station, a 2 minutes walk away, with direct links to Chepstow, Gloucester, Cheltenham, Newport and Cardiff as well as the nearby Severn Tunnel Junction. Also good road access from Chepstow and Newport onto the M4 and M48 network.

GROUND FLOOR

ENTRANCE HALL
Half-glazed composite front door leads into the entrance hall with clay terracotta tiling. Stairs to first floor.

FAMILY ROOM
4.98m x 3.81m (16'4" x 12'6")
Lovely room full of character with bay window to the front elevation and feature wood burner with a brick surround. Mahogany parquet flooring.

SITTING ROOM
4.98m x 3.81m (16'4" x 12'6")
A beautiful light room with bay window to the front elevation. Handy built-in storage. Wooden effect flooring.

KITCHEN/DINING ROOM
2.84m x 8.63m (9'3" x 28'3")
Spacious and sociable room with the kitchen area appointed with a matching range of storage cupboards with Walnut worktops and feature tiled splashbacks. Inset Belfast sink with brush chrome mixer tap. Range cooker (available by separate negotiation) with extractor hood over. Built-in dishwasher and wine cooler, space for a full height fridge/freezer. Travertine stone floor with underfloor heating. Window and door to utility room and window to rear elevation.

UTILITY ROOM
4.83m x 2.57m (15'10" x 8'5")
Spacious utility room with worktops and storage units along with inset sink and mixer tap. Space and plumbing for washing machine and tumble dryer. Storage cupboard housing boiler. Windows and door to rear garden.

GROUND FLOOR WC
With low-level WC. Fully tiled walls.

FIRST FLOOR STAIRS AND LANDING
Loft access point.

BEDROOM 1
4.29m x 3.81m (14'1" x 12'6")
Spacious double bedroom with window to front elevation. Storage cupboard.

BEDROOM 2
4.29m x 3.81m (14'1" x 12'6")
Spacious double bedroom with window to front elevation.

BEDROOM 3
4.80m x 2.84m (15'9" x 9'4")
A double bedroom with window to rear elevation, currently utilised as a home office.

FAMILY BATHROOM
Stylishly updated with a four-piece suite to include free standing bath with claw feet, double shower enclosure with waterfall shower head over and hand held shower attachment along with tiled surround, two vanity wash hand basins with mixer taps inset into a feature wooden storage unit and low-level WC. Two frosted windows to rear elevation.

PARKING
Private driveway to the side of the property offers parking for two vehicles.

GARDENS
The front garden is mainly laid to lawn with plants and shrubs. To the rear is a private and enclosed garden mainly laid to lawn with patio area perfect for dining and entertaining. At the rear of the garden is a workshop to remain.

SERVICES
All mains services are connected to include mains gas central heating.
Council tax band F.

AGENTS NOTE
Please note that some images were enhanced using AI.

